

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
11-5-01 (date) 79 (number)
If no plats are filed, plan will expire
On 5-7-03
1st plat filed on

DEVELOPER:
HOLIGAN COMPANIES
6009 BELTLINE RD. #100
DALLAS, TX 75240

OWNER:
LONE STAR GROWER
VOL. 5366, PG. 1129

OWNER:
TONY TREVINO
VOL. 5002, PG. 36

OWNER:
JOHN H. GIRDLEY
VOL. 3811, PG. 2093

OWNER:
BEXAR METROPOLITAN
WATER DISTRICT

POADP # 568

REVISED: AUGUST 26, 1998
ORIGINAL: JUNE 18, 1997

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
1026 Central Parkway South
San Antonio, Texas 78232
210/494-7223

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
SOUTHFORK
A PLANNED MANUFACTURED HOUSING COMMUNITY
SAN ANTONIO, TEXAS

PREPARED FOR:
HOLIGAN COMPANIES
6009 BELTLINE RD. #100
DALLAS, TX 75240
SHEET OF
1 1



POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: April 9, 2001 Name of POADP: Southfork Development

Owners: Southfork Development Consulting Firm: Bain Medina Bain, Inc.

6029 Beltline Rd.
Address/Zip code: #130 Address/Zip code 1026 Central Parkway South
Dallas, Texas 75240 San Antonio, Texas 78232

Phone: (972) 385-9272 Phone: (210) 494-7223

Existing zoning: N/A-O.C.L. Proposed zoning: N/A-O.C.L.

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid Pg. 646 B4-B5-C4-C5

RECEIVED
01 APR -9 PM 2:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>-</u>	<u>119.2 (manufactured homes)</u>
Commercial and non-residential	<u>-</u>	<u>151.7 (comm. & light indust.)</u>

Is there a previous POADP for this Site? Name Southfork No. 568

Is there a corresponding PUD for this site? Name _____ No. X

Plats associated with this POADP or site? Name _____ No. X

Name _____ No. X

Name _____ No. X

Contact Person and authorized representative:

Print Name: Kerri Green, Jr. Signature: [Signature]

Date: 04/09/01 Phone: (972) 385-9272 Fax: (972) 385-9742

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Southwest School District and they have been contacted concerning this development.

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.
Loop 1604, U.S. Hwy. 90, F.M. 143, Cagnon Road.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: KATH GEAR, Sr Signature: [Signature]

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

RECEIVED
01 APR -9 PM 2:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Page 3 of 3



CITY OF SAN ANTONIO

November 5, 2001

Mr. Ruben Renteria

Bain Medina Bain, Inc.
1026 Central Parkway South
San Antonio, TX 78232

Re: Southfork Development (Manufactured Housing Community) POADP # 719

Dear Mr. Renteria:

The City Staff Development Review Committee has reviewed Southfork Development (Manufactured Housing Community) Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 719. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Renteria
Page 2
November 5, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



November 8, 2001

Mr. Emil R. Moncivais, AIA, AICP
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-2966

RE: APPROVED SOUTHFORK DEVELOPMENT M.D.P. #719

Dear Mr. Moncivais:

Reference your letter dated November 5, 2001 approving the Southfork Development Master Development Plan M.D.P. (formerly POADP) and the signed copy of the POADP. Please be advised that our office inadvertently submitted the incorrect copy of the M.D.P. on October 18, 2001.

The executed copy has a revision date of August 26, 1998 and the latest copy of the M.D.P. that was submitted for review and approval had a revision date of April 9, 2001 and was submitted initially to your office for review and approval on April 9, 2001.

We regret any inconvenience this may have caused and have submitted 15 copies of the latest M.D.P. to Mr. Michael Herrera for your execution. Should you have any questions, please call Hernan Jaramillo or Ruben Renteria at the number listed below.

Sincerely,

Carl Bain, P.E.

cc: Michael Herrera

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 14 PM 3:21



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 10/17/01

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Southfork FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|---|---|
| To: <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

9/28/01
Show connection to Canyon
#2m 143

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Signature

Title

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
01 APR 30 PM 2:56

TO: Debbie Reed - COSA Tree Preservation

Date 4-9-01

FROM: Bain Media Bain, Inc.

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

ITEM NAME: Southfork Development POADP

FILE # _____

RE: _____

RECEIVED APR 09 2001

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 200

☐ Proposed plat-30 days

☐ Variance-15 days

☐ POADP's-10 days

☐ Plat deferral-30 days

☐ Plan / legal doc-15 days

☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Coordinate tree preservation
Keep drainage in a natural state & create
pedestrian linkage with common open
space is recommended

D. Reed
Signature

City Engineer
Title

4/26/01
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ ~~Zoning~~ ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: SOUTH FORK DEVELOPMENT (MANUFACTURED HOMES)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval *W/*

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Statement OCL

proposed streets/ - show minimum
connections POW of MT
check on PW comments

CHM
Signature

Planner II
Title

042501
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: SOUTHFORK DEVELOPMENT (MANUFACTURED HOMES)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Show & connections to surrounding roads. Also show
access to Canyon & FM 143 only. Show internal collectors

[Signature]

Signature

Sr Eng Assoc.

Title

9/28/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: SOUTHFORK DEVELOPMENT (MANUFACTURED HOMES)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.


This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ **PENDING TXDOT RELEASE**
☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: LOOP 1604 AND U.S HWY 90 ARE BOTH ON THE MTP
AND TXDOT SYSTEM REQUIRING A MIN OF 110' ROW AND
TXDOT RELEASE


Signature

Planner
Title

043001
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: SOUTHFORIC DEVELOPMENT (MANUFACTURED HOUSES)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Pending on the following comments:

- Flood Study to determine BFEs
- Location and number of streets and lots
- Lot sizes
- Water Purveyor / Sewer System

Amelio Exler

Signature

Civil Engineer

Title

4-19-01

Date



REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: SOUTH FORK DEVELOPMENT (MANUFACTURED HOMES)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: A LEVEL 3 TIA SUBMITTED JULY 1997
GENERATED 2,400 LESS PEAK HOUR TRIPS
THAN THE PROPOSED ACTIVITY.
THEREFORE, A NEW LEVEL 3 TIA IS REQUIRED AS
PER TIA ORDINANCE #91700. (SEE ATTACHED)

Todd Sang

Signature

Senior Eng. Tech

Title

4-23-01

Date

Southfork POADP

July 1997 Land Use
Vs
April 2001 Land Use

Southfork Land Use**July 8, 1997**

Land Use	ITE Code	Acreage	Density	Proposed	AM		PM		Weekday	
					Rate	PHT	Rate	PHT	Rate	ADT
Retail Shopping Center	820	21.00	16.07% of TTL Acreage	147,000.00 Sq Ft	1.03	151	3.74	550	42.92	6,309
Single Family	210	<u>246.00</u>	4.61 Units Per Acre	1,134.00 Units	0.75	<u>851</u>	1.01	<u>1,145</u>	9.57	<u>10,852</u>
Sum		267.00				1,002		1,695		17,162

Southfork Land Use**April 9, 2001**

Land Use	ITE Code	Acreage	Density	Calculated	AM		PM		Weekday	
					Rate	PHT	Rate	PHT	Rate	ADT
Retail Shopping Center	820	128.90	16.07% of TTL Acreage	902,311.86 Sq Ft	1.03	929	3.74	3,375	42.92	38,727
Single Family	210	119.20	4.61 Units Per Acre	549.51 Units	0.75	412	1.01	555	9.57	5,259
Light Industrial	820	<u>22.80</u>	100.00% of TTL Acreage	22.80 Acres	7.51	<u>171</u>	7.26	<u>166</u>	51.80	<u>1,181</u>
Sum		270.90				1,513		4,095		45,167

	AM	PM	Weekday
Net Increase =>	511	2,400	28,005

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Engineering Services Division

COPIES TO: File

SUBJECT: Southfork Ridge, POADP, Level 3 TIA

Date: October 9, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Southfork Ridge, POADP (271 acres). The analysis is in compliance with the TIA Ordinance 91700.

The Southfork Ridge proposed project lies in southwest Bexar County on the southwest corner of Loop 1604 and US 90. The POADP includes approximately 479 single-family residences on one tract, a light industrial tract and six shopping center tracts. This TIA is an update of a TIA dated July 8, 1997, for Southfork POADP # 568.

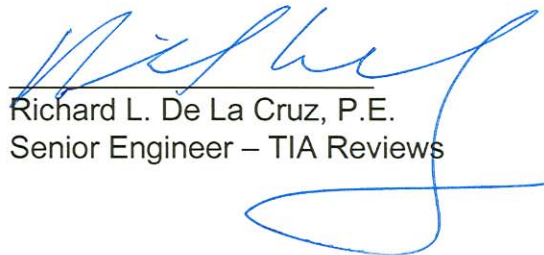
The Southfork Ridge POADP is expected to begin construction in 2002. The shopping center tracts and the light industrial tract will probably begin 2002. The entire development is expected to be completed in the year 2008.

TIA Reviews has come to the conclusion that the recommendations that the City of San Antonio and TxDOT has placed on the adjacent roadways for this proposed project will be documented so that the developer is aware of future ramifications if some of the recommendations are not followed. The following issues are of major concern for the City of San Antonio and TxDOT:

- ◆ With no interior road circulation plan and no traffic signals allowed on Loop 1604, the majority of commercial traffic will be using Cagnon Road and US 90 South Frontage Road, which will drop the level of service for these two roadways.
- ◆ All Local Type B traffic should connect to a collector (60 feet ROW – 44 feet of pavement). This type of conductivity will allow all local traffic to access the commercial tract without using a Secondary or Primary Arterial and State Highways.
- ◆ The POADP shows all residential Local Type B streets connecting to State Highways. The Local Type B should be connecting to a collector street (60 feet ROW and 44 feet of pavement), which should connect to a Secondary Arterial or Primary Arterial, which should connect to a State Highway.
- ◆ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that no traffic signals will be allowed on Loop 1604, from US 90 south to FM 143.

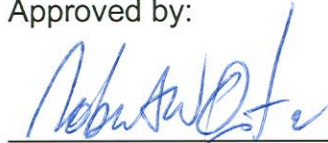
- ◆ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that Frontage Roads may not be constructed for this section of Loop 1604, from US 90 south to FM 143, adjacent to the proposed project.
- ◆ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that the potential for a major interchange could eliminate proposed driveways on Loop 1604 for this proposed development.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.



Richard L. De La Cruz, P.E.
Senior Engineer – TIA Reviews

Approved by:



Robert W. Opitz, P.E.
Chief Engineer, Development Engineering
Services Division

RWO/RLD
ID 2001TIA0825

Work Order Request

City of San Antonio
Planning Department
Data Management
GIS Section

All **regular** work orders will be processed within 5 - 7 working days. Only approved work orders will be processed. **Oral** request will **NOT** be honored. **Rapid** work order request will be processed within 2 working days with GIS Manager's approval. Over use of rapid request will result in need of Director's approval for future request. **Special** requests (i.e. detailed maps, analysis of several data layers, etc.) shall include all necessary files and information to complete work order. Special request orders require a lead-time of 10 working days before processing begins (Exception to Rule - Mayor's Office, City Manager's Office, City Council Blue Blazer Request).

Data Request Type: ☐ Regular ☐ Rapid ☒ Special

Requestor's Information

GIS Section Information

Name: <u>MICHAEL HERRERA</u>	Date Received:
Department: <u>P.O.D.P. / P.U.17</u>	Date Assigned:
Division: <u>PLANNING</u>	Work Assigned To:
Date Requested By:	Work Verified By:
Phone: <u>(210) 607-7038</u>	Request Approved By:

Title on Map: _____

Sub-Title: _____

Select from the following options

Page Size: _____	Width _____	Height _____	Number of Copies: _____	Scale 1" = <u>B/F</u>
Map Color: <input type="checkbox"/> B&W <input checked="" type="checkbox"/> Color	Orientation: <input type="checkbox"/> Portrait <input type="checkbox"/> Landscape			
Aerial Photos: <input type="checkbox"/> Yes <input type="checkbox"/> No	Black-line Print: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Legend: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Scale Bar: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Locator Map: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	North Arrow: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Bounding Box: <input type="checkbox"/> Yes <input type="checkbox"/> No	Mounted: <input type="checkbox"/> Yes <input type="checkbox"/> No			
File Output: <input type="checkbox"/> Digital File <input type="checkbox"/> Paper Map	Paper Output: <input type="checkbox"/> Draft <input type="checkbox"/> High Quality			
Request: <input type="checkbox"/> Internal <input type="checkbox"/> External				
Geographic Extends: North: _____ South: _____				
East: _____ West: _____				

(i.e. East Commerce Street to Santa Rosa Street to West Durango to South Alamo)

Special Instructions / Reason for Rapid Request: _____

INVOICE NUMBER	INVOICE DATE	VOUCHER NUMBER	VOUCHER DUE DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT
2/19/01	02/21/2001	VO001681	03/23/2001	\$381.10		\$381.10
<div style="text-align: center;"> <p><i>P. O. A. D. P.</i></p> <p><i>SOUTH FORK DEVELOPMENT</i></p> </div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%);"> <p>RECEIVED 01 APR -9 PM 2:30 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION</p> </div>						
PRINT BATCH NUMBER	VENDOR CODE	PAY TO NAME		GROSS TOTAL	DISCOUNT TOTAL	NET TOTAL
46	000562	CITY OF SAN ANTONIO				\$381.10

DOCUMENT HAS A COLORED BACKGROUND. AN ARTIFICIAL WATERMARK IS PRESENT ON THE REVERSE SIDE.

Oly Holigan - Southfork
300 Crescent Court
Suite 500
Dallas, TX 75201

Chase Bank of Texas
Dallas, TX

32-115/1110

PAY Three hundred eighty one and 10/100 *****

TO THE
ORDER
OF
CITY OF SAN ANTONIO

AMOUNT	\$381.10
--------	----------

Jennifer Fournier

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

2167730

AMT ENCLOSED

50-04-5573
OLY HOLIGAN-SOUTHFORD
300 CRESCENT COURT, STE.500
DALLAS TX. 75201

AMOUNT DUE 381.10
INVOICE DATE 4/16/2001
DUE DATE 4/16/2001

PHONE: 000 - 0000

POADP
SOUTHFORK DEVELOPMENT

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
4/16/2001 2167730 50-04-5573 4/16/2001 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 04/15/2001 CK#011621 SOUTHFORD DEV.
END 04/15/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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quate stormwater conveyance, increased aquifer recharge, water quality, habitat protection, and increased recreational opportunities.
(Ord. No. 86711, § 4, 9-25-97)

Secs. 35-2040—35-2050. Reserved.

Sec. 35-2051. Requirements for conformity with the master plan.

This section coordinates the various citations within the Unified Code of Development Regulations that refer to the master plan. It is anticipated that with additional reference to the city's master plan and requirements for conformity, the city will see a genuine effort toward implementation of the plan and its elements.

(a) Preliminary overall area development plans (POADP) shall conform to the master plan.

(b) Subdivisions shall conform to the master plan and the parts thereof.

(c) The zoning regulations and districts as established in this chapter have been made in accordance with a comprehensive plan.

(d) The zoning commission, in those instances wherein special approval of city council is required, shall consider each such proposed use and make its recommendations to the city council with reference thereto including its recommendation, among other things, as to proper location with respect to the master plan.
(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2052. Impact fees.

(a) Impact fees for water and sanitary sewer capital facilities are established in Article V in accordance with the requirements of V.T.C.A., Local Government Code Chapter 395 which relates to the financing of capital improvements required by new development in political subdivisions. Chapter 395 specifically sets forth the process which political subdivisions must follow in order to impose legally authorized impact fees as a means to fund the costs of capital improvements necessitated by and attributable to new development. The city has followed that process in adopting Article V of this code. Impact fees for capital improvements related to drainage may be imple-

mented on a watershed specific basis in conjunction with city council adoption of individual watershed master drainage plans.

(b) It is the policy of the city to implement impact fees in a manner which is consistent with, and complementary to, other city policy objectives such as advancing economic development, encouraging contiguous growth, and increasing the availability of affordable housing as demonstrated through the creation of the Housing Trust Fund (Ordinance No. 67895) and the Housing Master Plan Task Force (Ordinance No. 70728). Article V provides for lower impact fee rates for the inner part of the city which is consistent with the affordable housing and contiguous development policy objectives. This article also permits the City Council to authorize payment from the city's sewer enterprise fund for part or all of an assessed impact fee for a given development (determined on a case-by-case basis) when it deems full collection of the impact fee would be contrary to established economic development policy objectives.

(Ord. No. 71729, § 1(Att. I, § 1), 6-14-90; Ord. No. 86711, § 5, 9-25-97)

Secs. 35-2053—35-2070. Reserved

DIVISION 2. PRELIMINARY OVERALL AREA DEVELOPMENT PLANS

Sec. 35-2071. Purpose.

The preliminary overall area development plan (POADP) is a mechanism which enables city and developer collaboration to enhance planning and timeliness of plat processing and review. The POADP is intended to be a flexible plan which is an overview of a subdivider's projected land development. In this context, the POADP will be used to determine if the proposed development is in compliance with current regulations and the city master plan, and to ensure adequate traffic circulation within the property to be developed as well as to and from adjoining properties. The POADP will also serve as a source of information for the city to be used in its planning activities.
(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2072. Scope.

The POADP shall be required in all instances when a tract of land within the city or its extra-territorial jurisdiction is platted or intended to be platted into two (2) or more units. In lieu of a POADP, the applicant may submit a preliminary PUD plan which includes all of the area to be platted into two (2) or more units.

(Ord. No. 65513, § 2(f), 8-13-87; Ord. No. 74489, § 1(Att. A), 10-3-91)

Sec. 35-2073. Filing.

Six (6) prints of the POADP shall be filed with the planning department for review by city agencies and departments at the earliest possible date but no later than the application date for the letters of certification required by Article IV. Within twenty (20) work days of submittal, the director of planning shall provide a written response indicating whether or not the POADP complies with current regulations, the city master plan, and parts thereof. If the POADP is not in compliance, the applicant may work with staff to reach a mutually satisfactory resolution or appeal to the planning commission for a final decision.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2074. Review and acknowledgment

No plat shall be considered filed until review and acceptance of the POADP is completed.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2075. Information required.

The POADP, as a minimum, shall include the following information:

- (a) Perimeter property lines.
- (b) Name of the plan and the subdivisions.
- (c) Scale of map.
- (d) Proposed land uses by location, type, and acreage.
- (e) Existing and proposed circulation system of collector, arterial, and local type B streets (clearly identified), and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system.

(f) Contour lines at intervals no greater than ten (10) feet.

(g) Ownership from title and/or city or county roads for adjacent properties and, if known, proposed development of such land.

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments.

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or the applicable county. In cases where the one hundred-year floodplain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres.

(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

(k) Name and address of the developer.
(Ord. No. 65513, § 2(f), 8-13-87; Ord. No. 86711, § 6, 9-25-97)

Sec. 35-2076. Terms of validity

The POADP shall be maintained in the permanent files of the director of planning and shall be conformed to in processing subsequent unit plats. The POADP shall remain valid until all units contained in the POADP are completed or upon receipt of a proposal to modify the POADP filed by the developer. The POADP shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2077. Revisions.

Revisions to a POADP may be made at any time by submission of a new POADP to the director of planning. Within fifteen (15) working days after filing of the proposed revisions, the

BAIN MEDINA BAIN, INC.
 1026 Central Parkway South
 San Antonio TX 78232
 (210) 494-7223
 Fax (210) 490-5120

Date: 04-09-01
 BMB Project No. C-0808

LETTER OF TRANSMITTAL

TO: City of San Antonio – Planning Department
 114 W. Commerce
 San Antonio, Texas 78205

RECEIVED
 01 APR -9 PM 2:30
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

RE: SOUTHFORK DEVELOPMENT POADP

WE ARE SENDING YOU: X Attached Under Separate Cover THE FOLLOWING:

	Shop Drawings		Plans
	Specifications		Change Order
X	Print		Samples
X	Copy of Letter	X	Other (Check & Disk)

COPIES	DATE	NO.	DESCRIPTION
8	04/09/01	1	Preliminary Overall Area Development Plan (POADP)
1	04/09/01	1	POADP Application
1	04/09/01	1	POADP Application Check (\$381.10)
1	04/09/01	1	POADP Digital File (Disk)


THESE ARE TRANSMITTED AS CHECKED BELOW:

X	For your Approval		Approved as Submitted		Resubmit	Copies for Approval
	For your Use		Approved as Noted		Submit	Copies for Distribution
	As Requested		Returned for Corrections		Return	Corrected Copies
X	For Review					
FOR BIDS DUE _____, 2001				PRINTS RETURNED AFTER LOAN TO US _____		

NOTE:

COPY TO: File

SIGNED


 Ruben Renteria, Project Coordinator

BAIN MEDINA BAIN, INC.
1026 Central Parkway South
San Antonio TX 78232
(210) 494-7223
Fax (210) 490-5120

Date: 11-08-01
BMB Project No. C-0808

LETTER OF TRANSMITTAL

TO: Michael Herrera
City of San Antonio – Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

RE: SOUTHFORK DEVELOPMENT POADP

WE ARE SENDING YOU: X Attached Under Separate Cover THE FOLLOWING:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV - 8 PM 2:33

	Shop Drawings		Plans
	Specifications		Change Order
X	Print		Samples
	Copy of Letter		Other

COPIES	DATE	NO.	DESCRIPTION
15	10/18/01	1	Preliminary Overall Area Development Plan (POADP)

THESE ARE TRANSMITTED AS CHECKED BELOW:

X	For your Approval		Approved as Submitted		Resubmit	Copies for Approval
	For your Use		Approved as Noted		Submit	Copies for Distribution
	As Requested		Returned for Corrections		Return	Corrected Copies
	For Review	X	For your Signature			
FOR BIDS DUE _____, 2001			PRINTS RETURNED AFTER LOAN TO US _____			

NOTE:

COPY TO: File

SIGNED


Ruben Renteria, Project Coordinator

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4144
CONNECTION TEL 94905120
CONNECTION ID
ST. TIME 11/16 11:55
USAGE T 03'08
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RESULT OK

*City of San Antonio
Planning Department*

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



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4

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	<i>Ruben Renteria</i>
Title:	
Organization:	<i>Bain Medina Bain</i>
Phone:	
Fax:	<i>490-5120</i>

From:

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

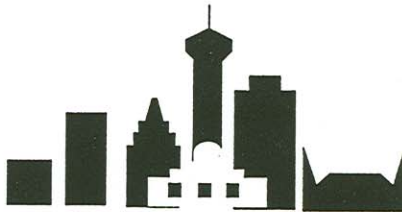
*City of San Antonio
Planning Department*

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

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Phone:	
Fax:	<i>490-5120</i>

From:

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

Remarks:

CITY OF SAN ANTONIO
INTERDEPARTMENT ROUTING SLIP

CHECK AND
 FORWARD

ANTONIO
 Department

pendence Sheet

1. PLANNING DEPT ()
2. 3RD FLOOR MUNICIPAL PLAZA BLDG ()
3. MIKE HERRERA ()

- () YOUR INFORMATION
- () INVESTIGATE AND REPORT
- () SUBMIT YOUR RECOMMENDATIONS OR COMMENTS
- () NECESSARY ACTION
- () FOR YOUR SIGNATURE
- () RETURN TO _____
- () FOR YOUR FILES

REMARKS: _____

01 OCT 17 AM 8:57

DEPARTMENT OF PLANNING
 CITY OF SAN ANTONIO

DATE: 10-16-01

SIGNATURE

sion

Date: October 9, 2001

as reviewed the Level-3 Traffic Impact Analysis
). The analysis is in compliance with the TIA

west Bexar County on the southwest corner of
 imately 479 single-family residences on one tract,
 s. This TIA is an update of a TIA dated July 8,

construction in 2002. The shopping center tracts
 002. The entire development is expected to be

commendations that the City of San Antonio and
 s proposed project will be documented so that the
 the recommendations are not followed. The
 San Antonio and TxDOT:

- ◆ With no interior road circulation plan and no traffic signals allowed on Loop 1604, the majority of commercial traffic will be using Cagnon Road and US 90 South Frontage Road, which will drop the level of service for these two roadways.
- ◆ All Local Type B traffic should connect to a collector (60 feet ROW – 44 feet of pavement). This type of conductivity will allow all local traffic to access the commercial tract without using a Secondary or Primary Arterial and State Highways.
- ◆ The POADP shows all residential Local Type B streets connecting to State Highways. The Local Type B should be connecting to a collector street (60 feet ROW and 44 feet of pavement), which should connect to a Secondary Arterial or Primary Arterial, which should connect to a State Highway.
- ◆ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that no traffic signals will be allowed on Loop 1604, from US 90 south to FM 143.